

RECREATION FACILITY ANALYSIS SUMMARY REPORT

Introduction to Process

This section contains a physical assessment of existing recreation and park facilities operated by the City of Alexandria, Virginia, Department of Recreation, Parks and Cultural Activities. The assessment was conducted to determine the physical condition, programs offered, productivity of the site and capital improvements needed.

Methodology

Department of Recreation, Parks and Cultural Activities personnel and the assessment team, comprised of Leon Younger & Pros and Woolpert personnel, toured the City facilities during October and November 2001, and February and March 2002. The main goals were to observe the current state of the facilities; identify current and planned program activities; and identify significant facility issues and opportunities for improvement.

Key Issues and Findings

This document includes a general assessment of each facility identified. Ideas for consideration are listed at the end of each facility review. Specific facility improvement recommendations are listed in Appendix (x). This document contains three sections, Recreation Facilities, Park Facilities and After School Centers.

The specific findings and issues are identified below.

RECREATION FACILITIES

In general the recreation facilities can be characterized as follows:

- The facilities are well maintained by City staff
- Most of the issues noted are due to the age of the facility, size of the facility, and outdated design
- The facilities are not standard in finishes, equipment or interior signage
- The entrance/ID signs are standard for all facilities of the department, but need updating
- Lack of storage, parking, weight room space, and other program space is common to many facilities
- The facilities appear to conform overall to the most current standards for disabled access with a few exceptions
- The Department has several ongoing projects that should be considered during the assessment.
 - Doctor Oswald Durant Memorial Recreation Center renovation and addition project
 - Jerome "Buddie" Ford Nature Center renovation and addition
 - Lee Center signage and security projects
 - William Ramsay Recreation Center driveway and parking projects

Observations of recreation facility conditions include information provided by Department staff during the site visits.

Charles Barrett Recreation Center **1115 Martha Custis Drive**

Summary

This small center connected to Charles Barrett School contains a game room, two small offices, weight room, multipurpose room, kitchen, and shared gymnasium. The facility holds after-school and teen programs. The area within the recently constructed addition is warm and inviting, but the multi-purpose room needs to be renovated. The weight room has a storage cage that consumes approximately 20% of the program space. The facility is staffed with two full-time, four part-time, and seven seasonal employees. The school occupies most of the program space during the day, resulting in limited hours of operation to the general public. The center is open approximately 58 hours per week.

Observations/Evaluation

- Site drains to low point near entrance
- Roof leaks at the entrance vestibule
- Carpeting shows wear and is contracted to be replaced
- HVAC system functions well, especially at weight room
- Offices are small and irregularly shaped
- Triangular storage room was converted to third staff office and is utilized inefficiently
- Storage is inefficient; bulk supplies take up needed space in weight room cage
- Multipurpose room
 - Was not renovated during most recent construction project
 - Kitchen cabinets need to be repaired
 - Wall mirrors are in poor condition
 - Base is in poor condition
 - Contains school's data closet that is not a candidate for center's storage use
- Toilet rooms are in good condition
- Mechanical closet is used as a janitor's closet
- Gym has sound baffles and works well for activities; divider curtain is utilized regularly, and acoustics are generally acceptable
- Weight room has dated equipment

Ideas for Consideration

- Refinish multipurpose room, renovate kitchen area and include tall wall cabinets and full-height cabinets for maximum storage
- Reconfigure use of oddly-shaped staff room for more efficient storage and staff functions
- Install tall shelving at small storage closet (original office) adjacent to multipurpose room
- Relocate stored materials at weight room elsewhere (possibly locating bulk storage off-site), remove cage and expand weight room area
- Confirm code requirement for mechanical closet and correct any misuse
- Grade earth at entrance area for drainage away from building, install drain tile and possibly drains at low areas
- Install new landscaping, walkway and graphics at building entrance
- Expand the footprint of the building to enhance the programming capabilities

Chinquapin Park Recreation Center **3210 King Street**

Summary

This is a 17-year-old, well-maintained facility with an indoor pool, multipurpose room, fitness room, racquetball courts, and offices. Though in a good location, the building does not adequately serve users. This is considered the Department's premier revenue producing facility. It is currently recovering approximately 78% of its operating costs through revenue generation. The building is open approximately 104 hours per week. Areas such as the racquetball courts and the fitness room are considered marginally productive. The snack bar's operating costs exceed the associated revenues. Storage space is limited and has encroached into program areas. Office space is inadequate, and space dedicated for generating revenue is also limited. The facility requires renovation to correct layout problems; initial assessment indicates that there is room on the site to expand the facility.

Observations/Evaluation

- The reception/control point is located away from the two entrances and elevator
- Offices
 - Spaces are small and inadequate
 - Staff members are divided among three areas, including a converted racquetball court and former daycare space
- Pool
 - Length is 25 yards instead of regulation 25 meters
 - Air is warm and stagnant, and is an ongoing problem
 - Water temperature of 83°F is a compromise by two main user groups and is displeasing to both
- Locker rooms
 - Spaces are in average condition, and lack ADA compliant lavatories
 - Multiple doors at the entrances are difficult for users to maneuver
- HVAC
 - The system does not function to provide comfortable airflow throughout the building
 - Possible loose bearing is heard in pump
- Exterior doors are heavy and difficult to open
- Fitness room is too small for the number of users, and the equipment is outdated
- Storage space is inadequate
- Site lacks an adequate number of parking spaces
- Site lacks an exterior lighted sign

Ideas for Consideration

- Revisit schematic designs previously completed in 1989 and study addition/renovation options
- Find adaptive reuse opportunities for two of the existing racquetball courts, including building second floor for added square footage
- Maintain this pool at an acceptable temperature for a specific user group and build indoor Olympic-sized pool elsewhere, possibly on site
- Secure one set of entrance doors and relocate reception desk near other doors and elevator, or revise entrance sequence for secure plan in addition/renovation

- If the snack bar is replaced with vending machines, locate them on opposite side of stairs and use space for offices
- Install power-assisted hardware at exterior doors
- Add parking adjacent to existing parking area
- Install an exterior lighted sign
- Place more emphasis on expanding and updating revenue facilities including fitness room and classrooms

Doctor Oswald Durant Memorial Recreation Center **1605 Cameron Street**

This is an historic building adjacent to Jefferson Houston School. It is currently unoccupied and awaiting complete renovation and construction of a small addition.

Jerome “Buddie” Ford Nature Center **5700 Sanger Avenue**

This is an outdated and poorly maintained facility connected to school on the opposite side of the William Ramsay Recreation Center (see below). Its renovation is currently in design phase. Plan should be reviewed in context of site master plan to resolve parking and access issues.

Patrick Henry Recreation Center **4643 Taney Avenue**

Summary

This small and outdated facility houses a busy after school program. The facility is open approximately 30.5 hours per week. The building contains a gymnasium, game room, multipurpose room, kitchen, arts & crafts room, office, and break room. The overall condition of the facility is poor and the plan is dysfunctional. The space behind the center appears to be ample for an addition. The weight room was changed to a multipurpose room but still contains dangerous equipment.

Observations/Evaluation

- The building feels crowded and appears too small for the number of children in attendance
- Ceiling at entrance shows evidence of roof leakage
- Plan is awkward, as children must travel through game room and arts & crafts room to exit to playground
- All spaces are too small for use
- Gymnasium is not regulation size
- Storage space is inadequate
- Finishes are outdated and in poor condition
- Lighting needs to be replaced
- Weight room equipment is no longer used but dangerously occupies lounge space used by children

Ideas for Consideration

- Relocate weight room equipment
- Design addition to facility and reconfigure existing layout, possibly adding a regulation-sized gym and reconfiguring existing gymnasium
- Incorporate a new graphics package and color scheme at the facility

Charles Houston Recreation Center

901 Wythe Street

Summary

This outdated facility contains game room, gymnasium, preschool program rooms, weight room, boxing room, computer lab, meeting rooms, kitchen, senior center room, outdoor pool and playground. The facility is open approximately 82.5 hours per week. The overall condition of the facility is poor, and the building needs to be renovated. It appears there is room on the site to expand the facility.

Observations/Evaluation

- Gymnasium
 - Floor needs to be replaced
 - Moisture sometimes condenses on gym ceiling
 - Adjacent toilet rooms are used for storage
 - Needs more storage
 - Acoustics are not good
 - Gymnasium space does not have bleachers
- Weight room is small and serves as a hallway between gymnasium and boxing room
- Boxing room
 - Existing rink is in process of being replaced
 - Ventilation is inadequate
 - Shower needs updating
- HVAC system is adequate
- Kiln in copier room lacks cage
- Interior finishes are in poor condition, except at senior center where carpeting is new
- Lighting is outdated
- Sprinkler room is used for janitor's storage
- Small commercial kitchen needs updating
- Fence at playground is in poor condition
- Outdoor pool is susceptible to "drive-by trash" through unattractive chain link fence

Ideas for Consideration

- Plan to renovate interior completely with new finishes, lighting, plumbing fixtures, casework, and kitchen equipment
- Schematic design/code studies may reveal opportunity to convert gymnasium toilet rooms to storage or game room space
- Investigate setback requirements north of building for potential addition
- Investigate possibilities of vertical expansion
- Enclose or remove pool
- Relocate boxing room for use as weight room, convert weight room to gym storage
- Replace gym floor
- Incorporate a graphics package with a consistent color scheme at the facility

Cora Kelly Recreation Center **25 West Reed Avenue**

Summary

This is a bright 11-year-old facility adjacent to Cora Kelly Elementary School containing a game room, offices, weight room, racquetball court, computer lab, two contiguous meeting rooms, teen room, daycare room, dance studio, ceramics room, photo lab, classroom, and gymnasium. The building design presents a variety of unique angles in several of the program areas, often limiting available program space. The facility is open approximately 77 hours per week. The school uses the gymnasium during the day. This facility houses a thriving after school program that often brings to capacity all available program space. The building is in good condition but requires some improvements.

Observations/Evaluation

- Entire facility was painted three years ago; carpet is new
- Reception desk is away from entrance door, creating a security problem
- Gymnasium
 - Urethane gym floor shows wear and needs to be repainted
 - Four banks of manually-operated wood bleachers are difficult to maintain and not up to standard
 - VCT floor in hallway shows damage by doors prior to being repaired
 - The rolls of floor covering are stored in hallway between gymnasium and school, and partially block egress door
- The operable partition between conference rooms A and B is in disrepair and needs to be replaced
- Roof leaks at front desk during hard and continuous rain
- HVAC system is adequate and is separate from school HVAC system
- Weight room
 - Small for usage
 - Equipment is outdated
 - Contains only door to racquetball court and creates a dangerous situation for children having to walk through the room
- Wood floors at dance studio and racquetball court are in good condition
- Exterior storage is possible, though lack of storage is not evident
- Casework in teen room, kitchen and daycare room is in disrepair
- Some wood doors show wear
- Parking lot is dysfunctional and small for its heavy use; spacious pedestrian landscaping at entrance is wasted since loitering is prohibited at the facility
- Site is fully utilized, and there appears to be no opportunity for expansion other than by building a second floor

Ideas for Consideration

- Redesign parking lot, capturing area in front of building
- Relocate reception desk to entrance, increase game room area by removing current desk
- Consider reconfiguring entryway corridor to increase program space
- Determine source of leak at front desk and repair
- Repaint gymnasium floor

- Replace existing bleachers with new electronically-operated bleachers
- Replace existing casework at all locations
- Renovate commercial kitchen
- Relocate racquetball court door to enter from gym
- Replace weight room equipment, considering pieces with multiple functions to occupy less space
- Replace VCT at hallway area
- Refinish or replace wood doors
- Replace operable partition at community room
- Install exterior storage unit in alleyway between center and school
- Consider implementing a consistent graphics package and color scheme at the building.

Lee Center

1108 Jefferson Street

Summary

This facility occupies most of a former school building and is dedicated to the administrative functions of the Department. The center contains offices, meeting rooms, auditorium, and exhibit hall. The facility appears to be in overall good condition but requires some renovation to improve function.

Observations/Evaluation

- Security station inadequately serves as makeshift reception desk and is located away from two entrances and elevator
- Double height lobby space appears to be oversized and underutilized
- Signage is poor or nonexistent throughout building
- Storage space is adequate
- Carpet is worn and scheduled to be replaced
- Interior needs to be repainted
- Conference room #14 has poor layout and is poorly lighted for its use
- HVAC
 - First floor space requires use of portable radiators, while a nearby room is always hot
 - Possible loose bearing heard in pump
 - Rattling is heard in dance room
- Column enclosure in dance room is damaged
- Exhibit hall
 - It was renovated and is in good condition
 - Rubber base in some locations needs to be replaced
- All toilet rooms were recently renovated
 - Second floor toilet room door needs to be readjusted
 - Second floor water fountain requires guards to be ADA compliant
- Phone networking equipment is in first floor janitor's closet

Ideas for Consideration

- Review work under contracts that includes signage, new carpeting, and security system
- Balance and repair HVAC system as required
- Paint interior
- Make minor repairs to finishes

- Install guards at water fountain
- Extend second floor over existing double-height entrance space
- Improve reception by adding desk at each entrance or using signage
- Change dysfunctional conference room #14 to an office space

Nannie J. Lee Memorial Recreation Center **1108 Jefferson Street**

Summary

This facility is housed in the east section of the former school building. The center contains a game room, exercise room, multipurpose room, kitchen/break room, weight room and gymnasium. Facility appears to be in overall good condition, but gymnasium requires major renovation to improve function. The facility is open approximately 77 hours per week.

Observations/Evaluation

- Reception/office area is crowded for number of people who use the space
- Ceiling tiles are in poor condition, and VCT is in average condition at older area
- Multipurpose room
 - Cage requires maintenance, is not secure, and may be unnecessary
 - Kitchen casework and computer counter need to be replaced
- Break room kitchen is in good condition
- Weight room
 - Ventilation is poor
 - Space is not large enough for number of users
- Exercise room
 - Cages are acceptable
 - Rubber tile flooring is outdated but in fair condition
- Toilet rooms need to have ADA compliant lavatories installed
- Gymnasium
 - It is not regulation size
 - Staff cannot locate switches to fans
 - Space lacks a functioning public address system
 - Divider curtain wheels do not align properly
 - Scoreboard has a short in it and needs to be replaced
 - Floor shows old damage caused by leaks in roof
 - Windows leak and need to be resealed
 - Bleachers are insufficient for crowds, especially as sight lines are blocked by wing walls

Ideas for Consideration

- Install shelving for reception area/office to reclaim needed desk space
- Remove cage and replace casework at multipurpose room
- Replace ceiling tiles and lighting
- Install exhaust fan at weight room
- Install ADA compliant lavatories at toilet rooms
- Renovate gymnasium
- Create a consistent signage program throughout the facility

Mount Vernon Recreation Center **2601 Mount Vernon Avenue**

Summary

This center is connected to Mount Vernon School and contains a game room, office, computer lab, two contiguous meeting rooms, dance room, ceramics room and a shared gymnasium. The school's use of the gymnasium limits the program capabilities during school hours. The facility is open approximately 77 hours per week. This building incorporates an inviting color scheme and has an open foyer made of brick and glass. The facility appears to be in overall good condition but requires some repairs.

Observations/Evaluation

- New vestibule is best example among facilities, as it is welcoming and safe with its recessed mat
- Storage at the end of the gymnasium is ample
- Air temperature is often uncomfortable for users, as school controls HVAC system
- Ceiling tile is missing in computer room
- Game room VCT floor is cracked and buckled, apparently where old and new construction meet
- Evidence of leaking above ceiling is observed in meeting room "1"
- Leaking is an ongoing problem above janitor's closet
- Closet across from janitor's closet may violate code as used for storage
- Gymnasium
 - Was expanded during the recent addition project, and roof leaks have been an ongoing problem
 - Fasteners for baffles are visible on all walls, but the baffles are missing (possibly relocated to Barrett gymnasium) and poor acoustics preclude maximum utilization of space
 - Multipurpose floor is in good condition except at location of leak
 - Base is separating from wall in at least one location
- Cracking is visible in hallway CMU wall near ceramics room

Ideas for Consideration

- Confirm that the school is planning to replace the roof
- Determine source of leak above ceiling at two locations and replace ceiling tiles
- Replace missing ceiling tile at computer room
- Replace missing sound baffles
- Repair game room floor
- Investigate splitting HVAC system
- Identify solution to lack of adequate parking

William Ramsay Recreation Center **5650 Sanger Avenue**

Summary

This newly opened facility contains a game room, computer lab, arts & crafts room, dance studio, fitness room and shared gymnasium. Other than on-street parking, there is no dedicated parking for this facility. The use of masonry and glass gives this building an exciting, energetic feel. The building is in excellent condition.

Observations/Evaluation

- Parking is an ongoing problem at this location and is currently under design; driveway is to be reconfigured soon
- The center and school share the alarm system; false alarms have created a problem on weekends as the alarm can only be deactivated from within the school building
- The shared use of the gymnasium creates limited programming opportunities during the school day
- The concourse is open and inviting, however is not capable of sustaining program activities, which limits overall program space

Ideas for Consideration

- Review master plan of site, including design for parking and Jerome “Buddie” Ford Nature Center (see above)
- Investigate possibility of adding another panel inside center

PARK FACILITIES

In general the parks can be characterized as follows:

- Most parks have standardized ID signs, although they are outdated
- Two parks have modernized signage and graphics throughout the facility
- Most available park land has been developed, reflecting an emphasis on athletic facilities
- The parks are generally well maintained
- The parks contain many structures that are near the end of their life cycle
- Many facilities are due for renovation
- Most parks do not have adequate parking
- The parks observed are presented in alphabetical order.

Charles Barrett **1115 Martha Custis Drive**

Summary

This facility is adjacent to the Charles Barrett Recreation Center. The park area contains two acres. Street access to the site is good, although there is no dedicated parking. This site contains one softball field that is used for t-ball and coach pitch. It has a soccer field overlaid and both are used for league play.

Observations/Evaluation

- The ballfield lacks a backstop, guard rail fences, and bleachers
- The turf is in fair condition
- This facility is experiencing an overuse of athletic activity

Ideas for Consideration

- Consider installing a backstop, bleachers, and guard rail fences
- Install irrigation
- Consider relocating the soccer field to another site
- Create designated parking for the facility

Armistead Boothe

520 Cameron Station Blvd

Summary

This facility contains one adult softball field and is designed to also accommodate league soccer. Other amenities include a playground, tennis courts, basketball court, restroom and picnic pavilion. Parking at the site is nominal. New low spill sports lights have been installed at the ballfield. The facility is in good condition considering the level of use it receives.

Observations/Evaluation

- The playground receives significant use and is at capacity during the school day.

Ideas for Consideration

- Consider updating the site amenities to reflect the recent investment in the sports lights
- Consider relocating the soccer field to another site
- Consider making this site a 90 ft baseball/softball multi-use field

Braddock Field

1005 Mount Vernon Ave

Summary

This 6.6 acre site is located adjacent to George Washington Middle School. The facility contains three softball fields, overlaid with one large athletic field. There are also three lighted tennis courts adjacent to this facility. The athletic fields are not irrigated and there is evidence of significant activity at this site.

Observations/Evaluation

- The fields appear to be over programmed. The lack of irrigation exacerbates the impact of the over use. All turf areas are under stress and in need of renovation.

Ideas for Consideration

- Consider installing irrigation to the entire site.
- Renovate all turf areas
- Consider re-design of the athletic area to accommodate the athletic demands identified in the needs assessment.

Ben Brenman **5000 Duke Street**

Summary

This is one of the city's newest parks. It contains one little league field with grass infield, one dedicated soccer field, and one combination softball/ soccer field. All of these fields are irrigated. Additional amenities include connecting trails, three sand volleyball courts, and one picnic pavilion. The vinyl- bonded fencing creates an inviting atmosphere at this site. Well-planned and easy to read graphics are present.

Observations/Evaluation

- Non-sodden areas should be top dressed and seeded. There appear to be drainage problems at the site in the vicinity of B Street.

Ideas for Consideration

- Explore the idea of adding a playground and an additional athletic field to this site if the demand is identified in the needs assessment.

Brook Valley **5400 Holmes Run Parkway**

Summary

This linear park provides a trail opportunity along a roadway and Holmes Run. It offers play areas for younger children. The paths are in good condition. The entire area is maintained to an acceptable standard.

Observations/Evaluation

- This facility attracts users from the adjacent residential areas, while trail users come from throughout the community. There is an interest in developing soccer fields in the limited flat open space areas of this linear park. The addition of soccer fields would be difficult to justify in this environment.

Idea for Consideration

- The existing multi- use trail should be widened to current standards of ASHTO.

Chinquapin **3210 King Street**

Summary

This 21-acre park is located adjacent to T C Williams High School and the Chinquapin Recreation Center. It contains an athletic field for High School team practice, five additional football/soccer fields, basketball courts, a large picnic pavilion, playground, restrooms, trails, tennis courts, and volleyball courts.

Observations/Evaluations

- The park receives heavy use by a variety of different users. The turf is showing signs of stress from over use. Lack of adequate parking appears to be an issue. There also appears to be a problem with vehicles cruising through the park.

Ideas for Consideration

- Consider renovating the turf on all athletic fields and throughout the general park area
- Develop traffic calming devices on the park road to discourage cruising through the facility
- Update the signage and graphics throughout the park
- Upgrade all site amenities

Fort Ward Fields

4301 W. Braddock Road

Summary

This facility contains one soccer field and two tennis courts. The St. Agnes St. Stephens School pays an annual fee to gain access to the site. The school personnel maintain the field, arranged to have irrigation installed, and in return, receive exclusive access to the site during the school day. The city utilizes this site for league soccer games in the afternoon, on weekends and during the summer.

Observations/Evaluation

- This site appears to be in heavy demand, although it is only available to the public on a limited basis. The standard of maintenance appears to be low at this facility. The entire area is fenced, allowing for strictly controlled access.

Ideas for Consideration

- Re-evaluate the contractual arrangement that determines the users of the facility
- Consider conducting a return on investment analysis to evaluate the current contractual arrangement with the school
- Consider making the facility more publicly accessible

Four-Mile Run

3700 Commonwealth Avenue

Summary

This 55- acre linear park follows four mile run tributary. It has a school and businesses nearby and has fair access from a variety of points of ingress/egress. It is somewhat hidden from view from most major roadways. The park contains a playground, three lighted ball fields, two-lighted soccer fields, lighted multi-use courts, basketball courts, a picnic shelter, restrooms, and an extensive trail system. The athletic facilities appear over used.

Observations/Evaluation

- The facility has a variety of mixed uses on the site. Many of the athletic fields are showing the wear associated with year round activity. There currently is an initiative occurring to add more parking between the ball fields. There is an apparent need to upgrade the existing facilities and increase the intensity of planned maintenance.

Ideas for Consideration

- Replace the fencing at the ball fields
- Replace all sports lights
- Install bleachers, players benches, and other site amenities to all athletic fields
- Renovate turf at all athletic fields
- Consider relocating some of the soccer activity to alleviate the stress to the ball fields from over use
- Upgrade all signage to include a consistent graphics theme

Hammond Middle School 4646 Seminary Road

Summary

This 25- acre site is located adjacent to Hammond Middle School. It is located in a residential neighborhood and has good street access to the site. The site contains one soccer field that is currently under renovation, and an informal ball field. Additionally, it contains a full-size soccer field located at the lower end of the property known as Lower Hammond.

Observations/Evaluation

- This site currently is being renovated. The renovations will include irrigation and site support amenities.

Idea for Consideration

- Complete the renovation of the soccer field.

Patrick Henry 4643 Taney Avenue

Summary

This 18- acre site is adjacent to Patrick Henry School. The site is located in a residential area. It contains one ball field, and one soccer field. There is no dedicated parking other than what is available at the school.

Observations/Evaluation

- The fields appear over- used and are in need of renovation.

Idea for Consideration

- Consider eliminating the softball field and adding another soccer field to this site.
- Completely renovate all turf areas

Hensley Park 4200 Eisenhower Avenue

Summary

This 12.4- acre site contains one soccer field, three softball fields, a picnic pavilion, gazebo and restrooms. The fields receive intense use and show the impact of the level of use. There is limited parking on site. There is no consistent signage or graphics at this location.

Observations/Evaluation

- The lack of parking has limited the ability to effectively schedule this as a league game site, or utilize all fields at the same time. The size of the soccer field is not regulation, resulting in additional scheduling difficulties for league play. The configuration of the fields is not optimal, and general ingress/egress is challenging. The sports lights and irrigation system are in need of replacement or upgrading. The two lower softball fields have no irrigation.

Ideas for Consideration

- Enlarge the parking area
- Reconfigure the fields so that they are laid out in a more suitable orientation to the sun
- Upgrade the existing irrigation system and add irrigation to the fields not currently irrigated
- Develop an enhanced pattern for ingress/egress
- Consider enlarging the soccer field
- Upgrade the sports lights

Minnie Howard

3701 W. Braddock Road

Summary

This facility is adjacent to a school and shares the athletic facilities with the school. Facilities include two lighted softball fields, overlaid with field hockey, and restrooms. All fields are irrigated.

Observations/Evaluation

- The fields are experiencing heavy use and show the wear and tear from the intense usage. There appears to be a drainage problem on Field #2.

Ideas for Consideration

- Consider upgrading the restrooms
- Consider renovating the turf
- Correct drainage problems
- Add a consistent signage and graphics scheme to this site

Nannie J Lee

1108 Jefferson Street

Summary

This facility is located adjacent to the Nannie J Lee Recreation Center. It is located in a residential area and contains two non-regulation unlit softball fields; two lighted tennis courts, one lighted basketball court, sand volleyball court, a small playground and mini-pool. There is limited parking at this site.

Observations/Evaluation

- The ballfield facility supports league play for youth t-ball and coach pitch games. Soccer is also played on the fields when they are available. The entire ballfield facility is in need of upgrading to support the level of use it currently receives. Several of the other site amenities appear to receive significant use and are in need of renovation or upgrade.

Ideas for Consideration

- Renovate the turf at both ball fields
- Upgrade the parking at the site
- Consider relocating the soccer games to another site
- Upgrade the tennis and basketball court lights
- Resurface the tennis courts

Luckett Field

3540 Wheeler Avenue

Summary

This 5.6-acre facility is located near residential, light industrial and commercial establishments. It contains one lighted softball field. It is located near the park maintenance shop and employees use the parking facility during the day. This site has been identified as a potential site for a skate park.

Observations/Evaluation

- The site has good separation from the busy adjacent roadway. It lacks effectiveness as a league game site due to it only having one field. The facility needs an updated signage and graphics scheme.

Ideas for Consideration

- Install new signage with updated graphics
- Replace fencing
- Enlarge field to accommodate 90' baseball facility

George Mason

2601 Cameron Mills Road

Summary

This 9.4 -acre site sits adjacent to George Mason School. It is in a residential area. It contains a playground, basketball courts, two tennis courts, picnic pavilion and two ball fields. The ball fields are programmed for youth league play, although marginal in design standard. Most support amenities are in need of upgrade or replacement.

Observations/Evaluation

- This site has been retrofitted to support league play at the ball fields. The fields are marginal in their ability to support that activity.

Ideas for Consideration

- Replace fences and backstops
- Create defined pathways to all amenities
- Add irrigation to all turf areas
- Install updated signage with consistent graphics scheme

Maury Field **600 Russell Road**

Summary

This facility is adjacent to Maury Elementary School. The facility contains one small-unlighted ball field.

Observations/Evaluation

- The field is located close to the road and lacks support amenities such as adequate fencing.

Ideas for Consideration

- Install backstop, guard rail fencing, players benches, and bleachers
- Consider re-orienting the field to move it further from the road
- Consider adding irrigation to the field

Mt. Vernon Softball Field **2701 Commonwealth Avenue**

Summary

This facility is located adjacent to Mt. Vernon School. It has good street access to the site and fair visibility from the road. It contains one unlighted ball field, tennis courts, a small swimming pool, and an arts center.

Observation/Evaluation

- The facilities are in need of renovation. The pool is small and offers an outdated aquatic experience.

Ideas for Consideration

- Renovate the pool to incorporate zero depth entrance, in water play equipment, and moving water
- Renovate the ball field and supporting site amenities
- Add irrigation to the ballfield
- Install updated signage and graphics throughout the facility

Potomac Yard Fields **2501 Jefferson Davis Highway**

Summary

This facility currently contains two soccer fields.

Observations/Evaluation

- The facility was built as a temporary facility for youth league soccer. It may be relocated to another site within Potomac Yards within five years.

Ideas for Consideration

- Install players benches, and bleachers
- Install ID sign and with updated graphics

Ramsay **5650 Sanger Avenue**

Summary

This facility contains one unlighted softball field. It is adjacent to Ramsay School. There is no designated parking to support this facility.

Observations/Evaluation

- The field is in need of renovation. Irrigation should be added to support the turf.

Ideas for Consideration

- Install irrigation
- Replace backstop, players benches, bleachers
- Install updated signage and graphics

Simpson Stadium **500 Monroe Avenue**

Summary

This 13.7- acre site contains two lighted ball fields, two tennis courts, basketball court, playground, neighborhood gardens, limited concessions, restrooms, interior trails, and a dog park. The facility is located adjacent to a YMCA and shares parking with that facility.

Observations/Evaluation

- The park is heavily used and all support amenities show the impact of the intense use. The dog park is used to the degree that there is no turf with the confines of the fenced area. The entire facility is in need of renovation.

Ideas for Consideration

- Renovate the dog park turf, and install irrigation
- Add play features for dogs within the dog park
- Renovate the restroom and concession building
- Install new signage with upgraded graphics

AFTER SCHOOL CENTERS

The Department of Recreation, Parks and Cultural Activities operates after school programs within school-owned and operated facilities. The after school centers are presented in alphabetical order.

John Adams After School Center **651 Rayburn Avenue**

Summary

This after school program is located in the John Adams Elementary School. The program operates approximately 20 hours per week during the school season. Facilities consist of a multipurpose room, gymnasium, and office. The program serves between 100 and 150 children daily. Elementary school children are bussed to this location from other sites. The structured

Appendix

program consists of homework sessions, basketball league, arts and crafts, gymnasium activities, cheerleading, trips to bowling alley and other areas. This facility was not reviewed.

Francis Hammond After School Center **4646 Seminary Road**

Summary

This is an after school program conducted at the Hammond Middle School, an older facility undergoing the construction of an addition. The program serves sixth, seventh, and eighth grade students and operates approximately 10 hours per week during the school year. The program has access to the gymnasium, cafeteria, and outdoor inline hockey rink. Average attendance is approximately 57 per day and program offerings include education, recreation, life-skill development and tutoring. The cafeteria and gymnasium are in need of renovation.

Observations/Evaluation

- Cafeteria and Gymnasium are on opposite sides of the building from each other, separated by two stairwells and a corridor of classrooms
- Cafeteria
 - Section of floor is uneven painted concrete, and unattractive rubber edge piece joins this level with the slightly higher section of vinyl tile
 - 2 x 4 ceiling tiles are sagging and need to be replaced
 - Wood doors are in poor condition and need to be replaced
- Gymnasium
 - Large space has two full crosscourts
 - Wooden floor is in average-to-poor condition
 - Some original wood bleachers were replaced with new, others remain and are in poor condition

Idea for Consideration

- Renovate gymnasium and cafeteria if not part of the current construction project.

Minnie Howard After School Center **3801 Braddock Road**

This facility was not reviewed.

MacArthur After School Center **1101 Janney's Lane**

Summary

This after school center operates at the MacArthur Elementary School gymnasium. The program operates approximately 20 hours per week during the school season. Several other groups meet after school and share this space with the after school program. The program serves several elementary school aged children and the current allocation of space is inadequate to meet the current demand.

Observations/Evaluation

- Carpet tiles are in poor condition
- Abandoned HVAC regulator remains on wall
- Space has easy access to playground and parking
- Storage room is large and well utilized

Ideas for Consideration

- Replace carpet tiles
- Paint walls

George Mason After School Center

2601 Cameron Mills Road

Summary

This after school program operates from the gymnasium at George Mason Elementary School. The facility is open approximately 20 hours per week. This is a structured after school program with minimum facilities. This facility was not reviewed.

Maury After School Center

600 Russell Road

Summary

This after school center operates out of the gymnasium of the Maury Elementary School. The facility is open approximately 20 hours per week. The attendance at this program is small, usually averaging between 15 and 20 children per day. This facility was not reviewed.

George Washington After School Program

1005 Mount Vernon Avenue

Summary

This is an after school program conducted at the George Washington Middle School, an architecturally significant facility built in 1934 that is about to undergo the construction of an addition. The program serves sixth, seventh, and eighth grade students and operates approximately 10 hours per week during the school year. The program has access to the gymnasium and cafeteria. Average attendance is approximately 20 per day, and program offerings include education, recreation, life-skill development and tutoring. The cafeteria and gymnasium are in need of renovation.

Observations/Evaluation

- Cafeteria is in the main building and the gymnasium is in a separate building, both to be joined with an addition during impending construction project
- Cafeteria
 - Vinyl tile floor is buckling in many places
 - Abandoned stainless steel counter takes up space
 - Ceiling was replaced when air conditioning was added, and is in good condition
 - Walls are in poor condition and in need of repair in several locations
 - Gymnasium building is highly used and in overall poor condition

- Parquet floor needs to be repaired or replaced
- Existing wood bleachers need to be replaced
- HVAC system is inadequate
- All finishes are in poor condition
- Locker and toilet rooms need to be renovated and made accessible

Idea for Consideration

- Renovate gymnasium and cafeteria if not part of the current construction project.